Harrison Robinson

Estate Agents

4, Butterwick Norwood Drive, Menston, LS29 6GE

£550,000

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GROUND FLOOR

Reception Hallway
12'10" x 11'2" (3.91m x 3.40m)
A heavy timber door with transom light opens into a welcoming and impressive reception hall. Bright and spacious, courtesy of the tall, sash window to the front elevation,, this is a wonderful environment in which to greet family and friends. Tremendous ceiling height adds to the light and airy feel. Deep skirtings, radiator and alarm pad. Room for several items of furniture. Smart and practical, grey, tiled flooring with built-in coir entrance doormat. A carpeted staircase with white painted, open spindle balustrade leads to the first floor.

Cloakroom
A spacious and stylish cloakroom with wall hung "Soutini" wash hand basin with chrome monobloc mixer tap and concealed cistern w/c. Large, stone effect, ceramic floor tiles and attractive, complementary wall tiles to waist height. A tall, double-glazed, timber sash window to the front elevation with part obscured glass and contemporary fitted shutters allows for ample natural light. Radiator.

Lounge
22" x 18'10" (6.71m x 5.74m)
This is a wonderfully proportioned, bright and airy, spacious room flooded with natural light through three, ceiling height, double-glazed, wooden sash windows to the front elevation and two further windows to the rear elevation, where the dining area overlooks the lawned, private, southerly facing garden with hedging, communal grassed areas and shrubs and far reaching views beyond. There is ample room for sofas and numerous items of furniture, also a large dining table to the rear of this attractive room. Smart,grey, fitted Roman blinds and white, wooden shutters to all windows,,maintaining a wonderful element of privacy without compromising on the light atmosphere. Carpeted flooring, three radiators, deep skirtings and TV point. A fabulous feature of this superb room is the extensive, bespoke, quality Hammonds fitted furniture comprising of ample shelving to house the book collection of an avid reader, glass fronted display shelving and cupboards underneath. A large, white, wooden panelled, half-glazed door leads into:

Breakfast Kitchen
21'7" x 9'10" (6.6 x 3.0)
A stylish. modern dining kitchen with ample space for a dining table. Tall, double-glazed, wooden sash windows with white wooden blinds and beautiful, fabric Roman blinds allow the light to flood in. White gloss base and wall units with stainless-steel handles have black, granite worksurfaces and upstands over. A one and a half bowl, stainless-steel sink with chrome mixer tap sits beneath the impressively high windows overlooking the private lawn and patio seating area. Integrated appliances include two stainless-steel AEG electric ovens, a stainless-steel microwave, an AEG stainless-steel four ring gas hob with fitted Zanussi stainless-steel extractor fan, a Zanussi dishwasher, fridge/freezer and a stainless-steel microwave. Continuation of the smart, grey, ceramic flooring from the reception hall, two radiators and downlighting. A solid wood, white door leads out onto the private, south facing patio area and private lawn conducive to al fresco dining and entertaining in the summer months. A white, wooden, panelled door opens into:

Utility
A good-sized utility room incorporating white gloss base units with stainless-steel handles and granite worksurfaces over incorporating a one and a half bowl stainless-steel sink with monobloc mixer tap. Integral washer/drier, radiator and extractor fan. Wall mounted cupboard housing the Baxi combi boiler and useful shelving beside.

FIRST FLOOR

Landing
An impressive, carpeted, return staircase with white, open balustrading leads up to a spacious, carpeted landing with access to the four bedrooms and house bathroom. A tall, double-glazed, wooden sash window with fitted Roman blinds allows the light to flood in.

Master Bedroom
26'5" max x 9'6" max (8.05m max x 2.90m max)
A white, wooden, panelled door leads into a wonderful master bedroom, an absolute haven of peace and calm, with beautiful views to the southerly rear elevation over the landscaped, communal garden areas. Four ceiling height, double-glazed, white, wooden sash windows with deep sills allow the light to flood in and perfectly frame the delightful view. An extremely spacious bedroom, which is fitted with beautiful, high quality, fitted furniture from Hammonds providing plentiful storage. Three ceiling height, double-glazed, white, wooden sash windows with deep sills allow the light to flood in and perfectly frame the delightful view. Deep skirtings, carpeted flooring and radiator. White, wooden, panelled door opens into:

En Suite
A contemporary en suite shower room comprising of a shower cubicle with clear glass shower screen, part mosaic wall tiling, chrome overhead drench shower and additional hand held shower attachment, Wall mounted inset electronic temperature controls. Wall hung Grohe w/c with wall mounted, chrome flush. 'Soutini' ceramic wash handbasin, mounted in a wooden unit with drawer. Wall mounted separate chrome taps with mixer tap. Floor to ceiling, large, neutral, stone effect, ceramic wall and floor tiles. Chrome, ladder, towel radiator, downlighting and extractor fan.

Bedroom Two
14'9" max x 7'4" max (4.50m max x 2.24m max)
A good-sized, double bedroom with tall, double-glazed, wooden, sash window to the front elevation with fitted mesh roller blind and fitted , fabric, Roman blind. Carpeted flooring, deep skirtings and radiator.

Bedroom Three
11'7" x 8' (3.53m x 2.44m)
A further spacious, double bedroom with double-glazed, wooden, sash window to the front elevation with fitted mesh roller blind and fitted, fabric, Roman blind. Carpeted flooring, deep skirtings and radiator.

Bedroom Four
10'3" x 7'7" (3.12m x 2.31m)
A good-sized, single bedroom with room for wardrobes and several further items of furniture. A tall, double-glazed, wooden, sash window to the south elevation offers a stunning view over the beautiful parkland. Carpeted flooring, deep skirtings and radiator.

House Bathroom
A good-sized, modern house bathroom comprising a white, three-piece suite including a wall hung w/c,, a 'Soutini' wash hand basin set in a wooden unit with useful drawer with wall mounted chrome mixer tap with separate chrome taps, matching wooden panelled bath with chrome overhead drench shower and additional inset chrome shower attachment, chrome wall mounted controls and glass shower screen. double-glazed, wooden, half obscure sash window to the front elevation. Attractive floor to ceiling, large, neutral, stone effect tiling with pale, stone effect floor tiles. Downlighting and extractor fan.

OUTSIDE

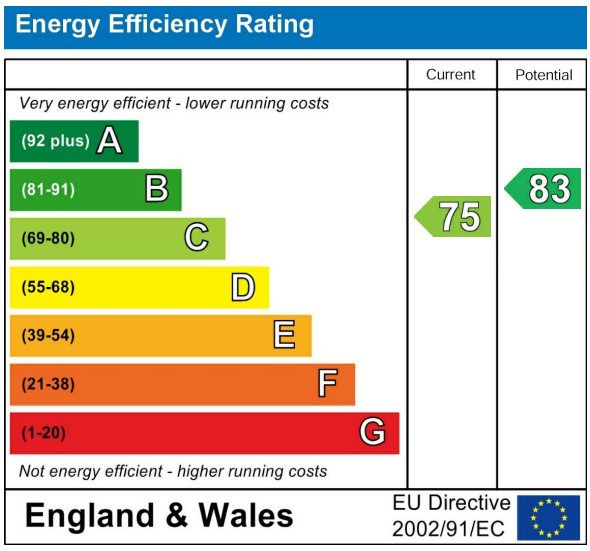
Garden
To the front elevation, the property benefits from two allocated, brick paved parking spaces and there are three further visiting parking spaces. Charging point for an electric vehicle. Stone steps with smart, black railings flanked by low-level hedging, lead up to the black, timber entrance door. Outdoor light. To the rear of the property is a lovely, south facing private garden with spacious patio area and level lawn with low level hedging. Beautiful, landscaped, communal gardens lie beyond. A Yorkshire stone pathway leads to the entrance door into the kitchen. This is a wonderful environment in which to relax and enjoy al fresco entertaining with family and friends.

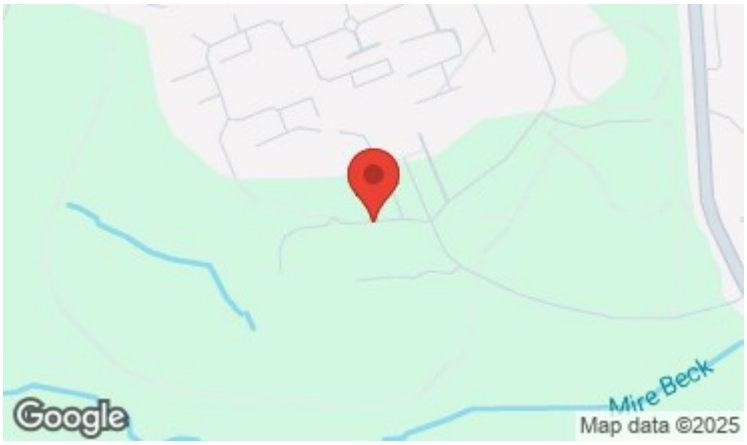
External Stone Store
A good-sized, private, stone store in a row to the side of the properties. Ample room for bikes and camping equipment.

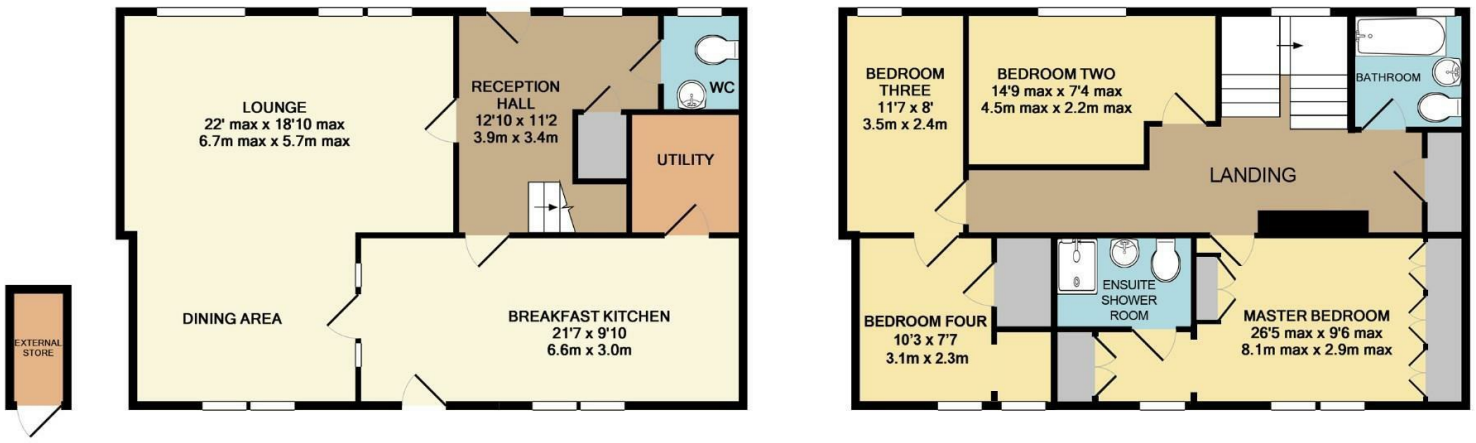
NOTES
The property is Freehold, however there is a monthly service charge of approximately £120 covering grass cutting of communal grounds, window cleaning, window maintenance, buildings insurance, maintenance of roads and lighting etc.

UTILITIES AND SERVICES
The property benefits from mains gas, electricity and drainage.
There is Ultrafast Fibre Broadband shown to be available to the property.
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

- Stunning Three/Four Bedroom Character Conversion
- Contemporary Kitchen & Bathrooms
- Highly Regarded Location
- Master Bedroom With En-Suite
- Spacious Living Accommodation
- High Quality Fixtures & Fittings
- Private Level Garden Overlooking Parkland
- Beautiful Communal Grounds
- Walking Distance To Village Centre & Excellent Schools
- Council Tax Band F







GROUND FLOOR
APPROX. FLOOR
AREA 781 SQ.FT.
(72.6 SQ.M.)

FIRST FLOOR
APPROX. FLOOR
AREA 760 SQ.FT.
(70.6 SQ.M.)

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TOTAL APPROX. FLOOR AREA 1541 SQ.FT. (143.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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